

Property Location: 191 MOUNTAINVIEW RD
Vision ID: 3875

Account #3941

MAP ID:48/ 87/ 4/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use:101

Print Date:12/02/2016 15:49

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION							
MCGIRR STEPHEN J MCGIRR JOAN C 191 MOUNTAINVIEW RD EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code						Appraised Value		Assessed Value	
											RESIDENTL.		101						203,400		203,400	
											RES LAND		101						100,600		100,600	
											RESIDENTL.		101		3,900		3,900					
SUPPLEMENTAL DATA																						
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_385520_2853287							Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#															
Total											307,900				307,900							

RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)											
MCGIRR STEPHEN J IRISH JAMES R + HAWKINS				08929/ 0489 06231/ 231 05573/ 0408		08/31/1994 09/22/1986 02/28/1984		U	I	220,000 146,000 93,500		V.C.	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value	
													2016	101	201,200		2015	101	201,200		2014	B	204,800	
													2016	101	97,200		2015	101	97,200		2014	L	100,400	
													2016	101	3,900		2015	101	3,900		2014	O	4,700	
													Total:		302,300		Total:		302,300		Total:		309,900	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card)203,400 Appraised XF (B) Value (Bldg)0 Appraised OB (L) Value (Bldg)3,900 Appraised Land Value (Bldg)100,600 Special Land Value0 Total Appraised Parcel Value307,900 Valuation Method:C Adjustment:0 Net Total Appraised Parcel Value307,900																	
Year	Type	Description		Amount		Code	Description													Number	Amount		Comm. Int.		
Total:																									

ASSESSING NEIGHBORHOOD														
NBHD/ SUB		NBHD Name			Street Index Name			Tracing			Batch			
0001/A								101			MG			

NOTES											

BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY									
Permit ID	Issue Date	Type	Description		Amount		Insp. Date	% Comp.	Date Comp.	Comments		Date	Type	IS	ID	Cd.	Purpose/Result		
389	11/30/2010	12	REROOF		9,500			0		NVC		12/30/2010			317	15	PERMIT VISIT		
59	04/23/1997	MN	Manual Note		11,550			0		POOL		10/07/2010			311	14	INSPECTED		
145	07/01/1991	MN	Manual Note		45,000			0		ADDITION		10/04/2010			311	2	MEASURED		
												08/28/2002			274	3	MEAS+INSPCTD		
												01/20/1998			200	15	PERMIT VISIT		

LAND LINE VALUATION SECTION																													
B #	Use Code	Use Description		Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj		Special Pricing		S Adj Fact	Adj.	Unit Price	Land Value					
1	101	ONE FAM		RA				21,184	SF	3.86	1.2300	7	1.0000	1.00	MG	1.00						1.00	4.75	100,600					
Total Card Land Units:										0.49	AC	Parcel Total Land Area:					0.49	AC	Total Land Value:										100,600

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	05		CAPE	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NONE
Grade	C+		AVG. (+)	FBM Sqft	655		
Stories	1.75		1 3/4 Stories	Int vs Ext	S		
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:			86.82
Interior Floor 2							
Heat Fuel	2		GAS	Replace Cost			278,608
Heat Type	1		FORCED H/A	AYB			1961
AC Type	03		Full	EYB			1987
Bedrooms	4			Dep Code			GD
Full Baths	3			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	0			Dep %			27
Total Rooms	8			Functional Obslnc			
Bath Style	G		GOOD	External Obslnc			
Kitchen Style	G		GOOD	Cost Trend Factor			1
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond			73
Basement Floor	12			Apprais Val			203,400
Bsmt Garage				Dep % Ovr			0
Units	1			Dep Ovr Comment			
WS Flues	1			Misc Imp Ovr			0
FBM Quality	1			Misc Imp Ovr Comment			
Fireplaces	1			Cost to Cure Ovr			0
				Cost to Cure Ovr Comment			

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
09	POOL A-R	OB	Outbuilding	L	384	12.08	1997	A		GD	70	3,200
02	SHED/FR			L	128	7.48	1997	A		GD	70	700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,310		17.36	22,747
EFP	ENCL PORCH	0	185		26.28	4,862
FFL	1ST FLOOR	1,679	1,679		86.82	145,772
GAR	GARAGE	0	484		34.80	16,843
OFP	OPEN PORCH	0	162		8.57	1,389
PAT	PATIO	0	218		4.38	955
TQS	3/4 STORY	780	1,040		65.12	67,720
UHS	UNFIN HALF STORY	0	554		26.01	14,412
WDK	WOOD DECK	0	320		12.21	3,907
Ttl. Gross Liv/Lease Area:		2,459	5,952	3,209		278,608

